

128.0

0003

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
655,500 / 655,500
655,500 / 655,500
655,500 / 655,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ORCHARD PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HINKEL TIMOTHY S	
Owner 2: HINKEL OLGA	
Owner 3:	

Street 1: 12 ORCHARD PL
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: BOND LINDA J G -
Owner 2: -
Street 1: 12 ORCHARD PL
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains .087 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
5/8/2018 Meas/Inspect CC Chris C
2/11/2009 Meas/Inspect 345 PATRIOT
11/14/2005 MLS MM Mary M
12/1/1999 Meas/Inspect 243 PATRIOT
1/1/1982 KM

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits	Sq. Ft.	Site	0	80.	1.40	9													
101 One Family	3808																		

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
101 3808.000 228,100 427,400 655,500
Total Card 0.087 228,100 427,400 655,500
Total Parcel 0.087 228,100 427,400 655,500
Source: Market Adj Cost Total Value per SQ unit /Card: 349.04 /Parcel: 349.04
Entered Lot Size Total Land: Land Unit Type:
Land Unit Type:

Legal Description
User Acct 83064
GIS Ref
GIS Ref
Insp Date 05/08/18
Parcel ID 128.0-0003-0004.0

USER DEFINED
Prior Id # 1: 83064
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 12/30/21 09:58:52
Prior Id # 2:
Prior Id # 3:
LAST REV Date Time 05/16/18 14:33:47
ekelly
10026
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION
TAX DISTRICT

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
BOND LINDA J G 45727-78 7/28/2005 467,500 No No
CHAPIN GEORGE R 24187-393 1/21/1994 150,000 No No Y

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
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101 One Family	3808																	

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Full Bath: 1	Rating: Average	A Bath:	OF=LAUNDRY SINK & TOILET IN BMT.											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	3/4 Bath:	Rating:	A 3QBth:												
Sec Wall:	%		1/2 Bath:	Rating:	A HBth:												
Roof Struct: 1 - Gable			OthrFix: 2	Rating: Fair	OTHER FEATURES												
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average	1st Res Grid Desc: Line 1	# Units: 1											
Color: GRAY			A Kits:	Rating:	Level: FY LR DR D K FR RR BR FB HB L O												
View / Desir:			Fpl: 1	Rating: Average	Other												
GENERAL INFORMATION			WSFlue:	Rating:	Upper												
Grade: C - Average					Lvl 2												
Year Blt: 1940	Eff Yr Blt:				Lvl 1												
Alt LUC:	Alt %:				Lower												
Jurisdct:	Fact: .				Totals RMS: 6 BRs: 3 Baths: 1 HB												
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wal: 2 - Plaster																	
Sec Int Wall: 4 - Solid Wood	10 %																
Partition: T - Typical																	
Prim Floors: 3 - Hardwood			Total: 26.4 %														
Sec Floors:	%																
Bsmnt Flr: 5 - Lino/Vinyl																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO		Adj Total: 309895														
% Com Wal	% Sprinkled		Depreciation: 81812														
			Depreciated Total: 228082														
MOBILE HOME			Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS			PARCEL ID 128.0-0003-0004.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N		Total Yard Items:			Total Special Features:				Total:								